



1

Planning Commission Study Session

TO: PLANNING COMMISSION

DF

FROM: JORDAN FELD, AICP, SENIOR PLANNER
(480) 503-6748, JORDAN.FELD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

cjl

MEETING DATE: NOVEMBER 5, 2014

SUBJECT: Z14-24, BRIGHTON: REQUEST TO REZONE APPROXIMATELY 12.4 ACRES OF REAL PROPERTY GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF VAL VISTA DRIVE AND ELLIOT ROAD FROM SINGLE FAMILY-35 (SF-35) TO SINGLE FAMILY-7 (SF-7) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

The Town's Community Livability Strategic Initiative emphasizes the importance of promoting growth while retaining its defining characteristics; the requested action furthers this initiative by fostering compatible infill development consistent with surrounding rural residential character.

RECOMMENDED MOTION

NO MOTION REQUESTED

APPLICANT/OWNER

Company: Earl, Curley & Largarde
Name: Stephen C. Earl
Address: 3101 N. Central Ave.
#1000
Phone: 602-265-0094
Email: searl@ecllaw.com

Company: Vaun Family Trust
Name: Dale Willis
Address: 3850 E. Baseline Rd.
#118
Phone: 480-507-6200
Email: dale@willisproperty.com

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
<i>June 16, 1981</i>	Town Council adopted Annexation No. A81-1, Ordinance No. 294, annexing approximately 460 acres including the subject site.

Overview

The 12.4-acre subject site is approximately 1,800 feet north of the northwest corner of Val Vista Drive and Elliot Road, with direct access from Val Vista Drive. This request is to rezone the site from SF-35 to SF-7 with a PAD overlay to allow for the development of a 43-lot single family residential subdivision. The site, which is an inactive farm, is surrounded by existing single family residential development and a church.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7) PAD
South	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7) PAD
East	Residential > 3.5-5 DU/Acre	Single Family-8 (SF-8) PAD, Single Family-7 (SF-7) PAD and Single Family-7 (SF-7) PAD
West	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7) PAD
Site	Residential > 3.5-5 DU/Acre	Single Family-35 (SF-35)

General Plan

The proposed residential density of 3.5 DU/acre is consistent with the General Plan Land Use Designation for the site, which is Residential > 3.5-5 DU/Acre. The subject request implements several General Plan Land Use Chapter goals and policies related to maintaining housing character (Goal 2), diversity of housing (Goal 4), mobility and connectivity (Goal 7) and infill development (Goal 8).

Rezoning

The requested rezoning is for Single Family-7 (SF-7) with a PAD overlay. The proposed development plan shows a conventional lot layout with the subdivision's primary access from Val Vista Drive and secondary connections proposed at the two existing local street tie-ins with adjacent development. The objective of the requested PAD is to maximize the livable area of the proposed lots by allowing greater lot coverage, reducing the lot width, reducing front and side building setbacks and removing the building front setback staggering requirement.

Site Development	LDC	Proposed
Min. Lot Area	7,000 sf	7,000 sf
Min. Lot Width/Depth	65'/100'	55'/100'
Max. Height	30'/ Two-Story	30'/ Two-Story
Min. Front Bldg. Setback	20' Livable/ 20' Front Entry Garage 15' Side Entry Garage 3' Setback Staggering	10' Livable/ 20' Front Entry Garage 10' Side Entry Garage No Setback Staggering
Min. Side Bldg. Setback	5'/10'	5'/5'
Min. Rear Bldg. Setback	20'	20'
Max. Lot Coverage	One-Story 45% Two-Story 40%	One-Story 45% Hybrid Two-Story 45% Two-Story 40%

Analysis

The proposed lot width of 55' is generally consistent with the surrounding residential development pattern, as is the reduced side yard setbacks of 5'/5'. Spring Creek, the existing development, south of the subject site, has 5'/5' side-yards, a typical lot width of 60' and provides for 4' of front setback staggering (18' to 22'). Esquire Village, the existing development, north of the subject site, has 5'/5' side-yards, a typical lot width of 58' and provides for 10' of front setback staggering (20' to 30'). The allowance of a 10' setback for livable areas and side-entry garages (from 20' and 15' respectively) without a staggering requirement (3' is required) would normally create some concern with regard to streetscape aesthetics. However, the proposed housing product provides staggering through each dwelling unit's projecting mass (the façade at the 10' setback) being set forward from the structure's primary mass (for example, products with a conventional forward-facing garage at a 20' setback is complimented by the 10' setback of the projecting livable area). Finally, the treatment of housing products with a minimal second story livable area that is also oriented to the street and away from potential adjacent single-story may justify the request for hybrid two-story models to

be allowed the lot coverage increase requested. Staff is generally supportive of this development concept.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on July 9, 2014. Approximately ten residents of the surrounding area attended the meeting. In general, those in attendance expressed their support for the proposed development noting they feel development will minimize the speed of cut-through traffic. Those in attendance asked that development provide a solid perimeter wall and that proposed two-story homes not back-up to their homes.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF REQUEST

Staff requests Planning Commission input related to the deviations proposed and potential effect on development character and compatibility.

Respectfully submitted,



Jordan Feld, AICP
Senior Planner

Attachments:

Attachment 1	Aerial Map
Attachment 2	General Plan Exhibit
Attachment 3	Zoning Exhibit
Attachment 4	Development Plan
Attachment 5	Rezoning Narrative



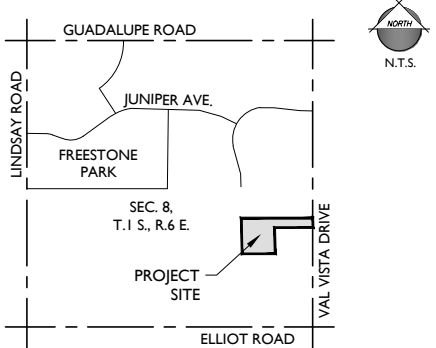
Z14-24
Attachment 1: Aerial Map
November 5, 2014



ZONING EXHIBIT FOR BRIGHTON

A PORTION OF THE SOUTHEAST QUARTER, SECTION 8,
T.1 S., R.6 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



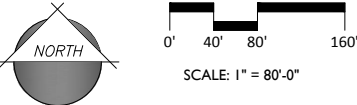
PROJECT TEAM

DEVELOPER RYLAND HOMES 890 W. ELLIOT ROAD SUITE 102 GILBERT, AZ 85233 TEL: (480)-556-1216 CONTACT: REED PORTER	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOSH HANNON / BRYAN KITCHEN, P.E.
---	---

ATTORNEY
EARL, CURLEY & LAGARDE, P.C.
3101 N. CENTRAL AVENUE
SUITE 1000
PHOENIX, AZ 85012
TEL: (602)-265-0094
FAX: (602)-265-2195
CONTACT: STEPHEN C. EARL

PROJECT DATA

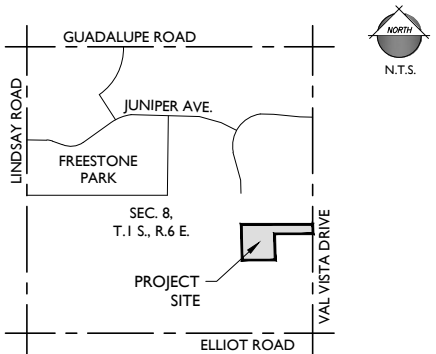
A.P.N. CURRENT LAND USE: EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING:	304-13-008D (A PORTION THEREOF) AGRICULTURE / UNDEVELOPED RESIDENTIAL > 3.5 - 5 DU/AC SINGLE FAMILY-35 (SF-35) SINGLE FAMILY-7 PAD (SF-7 PAD)
GROSS AREA: NET AREA:	+/- 12.40 ACRES +/- 12.12 ACRES



DEVELOPMENT PLAN
FOR
BRIGHTON

A PORTION OF THE SOUTHEAST QUARTER, SECTION 8,
T.1 S., R.6 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER RYLAND HOMES 890 W. ELLIOT ROAD SUITE 102 GILBERT, AZ 85233 TEL: (480)-556-1216 CONTACT: REED PORTER	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOSH HANNON / BRYAN KITCHEN, P.E.
---	---

ATTORNEY
EARL, CURLEY & LAGARDE, P.C.
3101 N. CENTRAL AVENUE
SUITE 1000
PHOENIX, AZ 85012
TEL: (602)-265-0094
FAX: (602)-265-2195
CONTACT: STEPHEN C. EARL

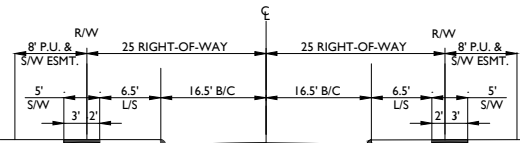
PROJECT DATA

A.P.N.	304-13-008D (A PORTION THEREOF)
CURRENT LAND USE:	AGRICULTURE / UNDEVELOPED
EXISTING GENERAL PLAN:	RESIDENTIAL > 3.5 - 5 DU/AC
EXISTING ZONING:	SINGLE FAMILY-35 (SF-35)
PROPOSED ZONING:	SINGLE FAMILY-7 PAD (SF-7 PAD)
GROSS AREA:	+/- 12.40 ACRES
NET AREA:	+/- 12.12 ACRES
NO. OF LOTS:	43 LOTS
GROSS DENSITY:	3.47 DU / AC
NET DENSITY:	3.55 DU / AC
OPEN SPACE:	2.49 ACRES (20.54% OF NET AREA)

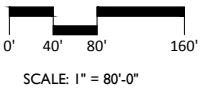
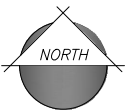
DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT
STANDARDS OF THE APPROVED BRIGHTON PAD ZONING
ORDINANCE.

PUBLIC STREET CROSS SECTION



Z14-24
Attachment 4: Development Plan
November 5, 2014

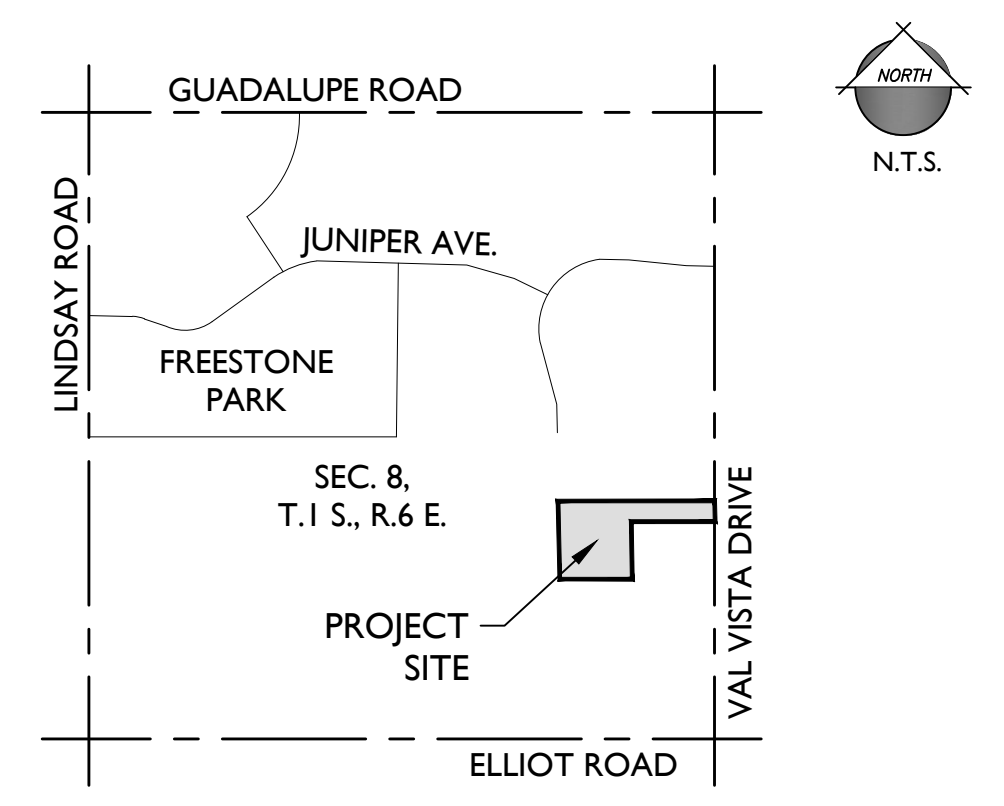




DEVELOPMENT PLAN FOR BRIGHTON

A PORTION OF THE SOUTHEAST QUARTER, SECTION 8,
T.1 S., R.6 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER RYLAND HOMES 890 W. ELLIOT ROAD SUITE 102 GILBERT, AZ 85233 TEL: (480)-556-1216 CONTACT: REED PORTER	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOSH HANNON / BRYAN KITCHEN, P.E.
---	---

ATTORNEY
EARL, CURLEY & LAGARDE, P.C.
3101 N. CENTRAL AVENUE
SUITE 1000
PHOENIX, AZ 85012
TEL: (602)-265-0094
FAX: (602)-265-2195
CONTACT: STEPHEN C. EARL

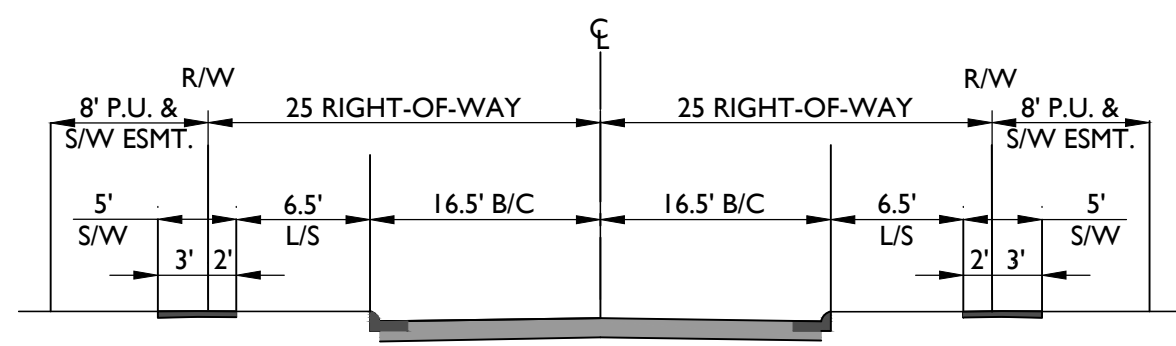
PROJECT DATA

A.P.N.	304-13-008D (A PORTION THEREOF)
CURRENT LAND USE:	AGRICULTURE / UNDEVELOPED
EXISTING GENERAL PLAN:	RESIDENTIAL > 3.5 - 5 DU/AC
EXISTING ZONING:	SINGLE FAMILY-35 (SF-35)
PROPOSED ZONING:	SINGLE FAMILY-7 PAD (SF-7 PAD)
GROSS AREA:	+/- 12.40 ACRES
NET AREA:	+/- 12.12 ACRES
NO. OF LOTS:	43 LOTS
GROSS DENSITY:	3.47 DU / AC
NET DENSITY:	3.55 DU / AC
OPEN SPACE:	2.49 ACRES (20.54% OF NET AREA)

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT
STANDARDS OF THE APPROVED BRIGHTON PAD ZONING
ORDINANCE.

PUBLIC STREET CROSS SECTION



Rezoning Narrative

September 9, 2014

Brighton

250 N. Val Vista Drive

Ryland Homes of Arizona

Prepared By:

Developer:

Ryland Homes
890 W. Elliot Rd., Suite 101,
Gilbert, AZ 85233
Contact:
Reed Porter, President

**Planner, Engineer, and
Landscape Architect:**

EPS Group, Inc.
2045 S. Vineyard Ave, Suite
101
Mesa, AZ 85210
Contact: Bryan Kitchen
480-502-2250

Applicant Representative:

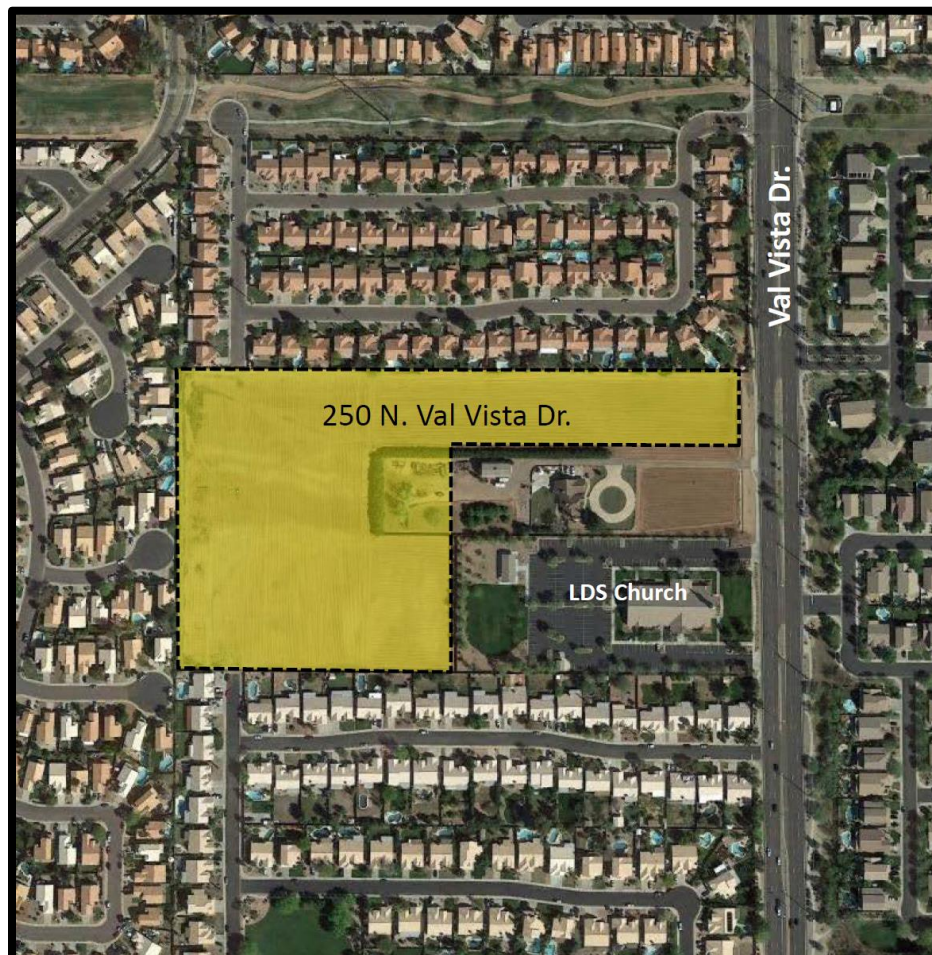
Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite
1000
Phoenix, AZ 85012
Contact: Stephen Earl
602-265-0094

INTRODUCTION

Ryland Homes is proposing to develop a 12.4-acre (gross) remnant infill parcel within the residential fabric established by existing surrounding single-family neighborhoods. The subject property is located on the west side of Val Vista Drive, approximately 1800 ft. north of Elliot Road, and surrounds the LDS Church building on two sides. The proposal is to change the zoning classification on this infill parcel from Single Family (“SF”)-35 to SF-7 PAD and develop a small subdivision of 43 homes to be known as “Brighton.” The houses on these lots will be marketed to move-up buyers with prices ranging between \$300,000-\$500,000 and home sizes ranging from 2,166 to 4,650 square feet. The lots are designed with a depth of 130 ft. and width of 55 ft. Overall density is approximately 3.47 units per acre (gross).

REZONING REQUEST (SF-35 to SF-7 PAD)

The subject parcel is one of only two remaining vacant parcels in the entire area. It is the leftover land surrounding the residence of the original land owner and the Church. Over the last twenty years this piece has become a classic passed-over infill parcel entirely encircled by existing residential development. When the balance of the original farm was developed into the surrounding neighborhoods, this parcel was held back by the owner for their own use. The owner recently made the decision to allow this remaining parcel to be developed with single-family lots and homes.



Adjacent properties and land uses are summarized in the Surrounding Development Table below:

Surrounding Development Table			
Direction	Existing Use	Zoning District	General Plan Designation
North	Single-Family Residences	SF-7	Residential > 3.5 -5 DU/Acre
East	Single-Family Residences (Across Val Vista Drive)	SF-8, SF-7 & SF-6	Residential > 3.5 -5 DU/Acre
South	Single-Family Residences	SF-7	Residential >3.5-5 DU/Acre
West	Single-Family Residences	SF-6	Residential > 3.5 -5 DU/Acre

With its small size, context, and surrounding development, the design options for any single-family subdivision on this parcel are limited. Ryland's proposed Brighton subdivision of 43 lots is an exceptional solution to these parcel size and infill challenges. Whenever remenant, interior parcels like this are passed over for decades as the balance of the area develops, the typical option most commonly pursued is to seek higher density townhouses or even apartment housing. However, it is clear from the Gilbert General Plan that the Town has always envisioned this remnant property be part of the overall single-family neighborhood and street circulation pattern. The proposed design utilizes these existng street connections and provides lots consistent with those in the area and at a density consistent with the adjacent neighborhoods.

Under the proposed SF-7 PAD zoning, Ryland Homes would be providing existing area residents the option to move up to larger, well-appointed homes and still remain in their neighborhood, school districts, churches, and continue with familiar shopping patterns and medical services. Brighton's streets will have an upscale and neo-traditional design with detached sidewalks (separated from the curb by 6.5 feet) and trees lining each side.

As noted in the Introduction, Brighton will feature high-end homes ranging in price from \$300,000 to \$500,000 and in size from 2,166 to 4,650 square feet.

Six floor plans will be offered in Brighton (two traditional single-story plans, one traditional two-story plan, and three hybrid homes that are single-story plans with small second-story livable spaces).

Ryland will offer three elevations for each plan. Below are the three elevations proposed for the single story Plan 217, demonstrating both the diversity between elevations and each elevation's high design quality.



Current homebuyers are looking for houses with highly livable outdoor spaces. Brighton meets this demand by transferring ordinary outdoor space from the front yard to more livable outdoor spaces in the side and rear of the home through the use of interior courtyards, patios, and covered spaces.

Four of Brighton's plans feature one and two interior courtyards with optional fire pits and fireplaces for highly usable outdoor space that support relaxation and family activities in a protected environment.



To facilitate maximum use of each home's patio and rear yard, Ryland will offer its innovative "wall of glass" feature. The wall of glass is a series of sliding glass doors that fully open to connect the living room to the backyard in a manner that dramatically increases the livability and functionality of outdoor space.



All front yards (including the tree-lined landscaping area proposed between the sidewalk and back of curb) in Brighton will be HOA-maintained, and backyard packages will be offered at time of purchase, featuring upgraded amenities such as pools, BBQs, fire pits, open patios, and hardscape.



Regarding home size, the Arizona Republic and the National Association of Home Builder's Vice President of Survey and Housing Policy Research have stated that many members of the Baby Boomer generation are actually looking to increase the size of their homes, not reduce. This is due to various factors, but includes the Boomers' desire to have home offices. Brighton will meet this demand by offering two single-story floor plans with up to 2,340 square feet of living space. This will provide ample space not only for home offices but for houseguests as well.



Brighton's residents will also be within convenient walking distance to Gilbert's highly amenitized Freestone Park, one of the Town's largest and most elaborate community parks.



Development Standards

Housing choices have evolved significantly in the 20 years since the larger neighborhood was developed. Ryland's proposed new floor plans bring much of the refinements in home design and technology that is now available into an established residential area. The proposed elevations feature high design quality that will bring new energy to the area.

Side Yard Setbacks and Lot Width

Side yard setbacks and lot width are part of the appearance of a neighborhood and Ryland wishes to utilize standards compatible with those of the adjacent neighborhoods to north, west, and south (as recorded in each of the three neighborhood's final plat). Each of the adjacent platted subdivisions has a minimum side setback standard of 5' and 5' (10' total). Brighton's proposed PAD will incorporate this same 5' and 5' (10' total) minimum.

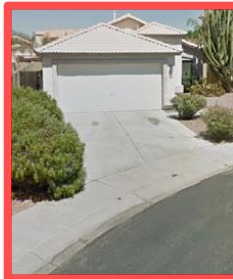
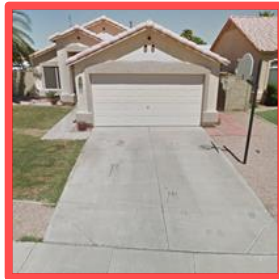
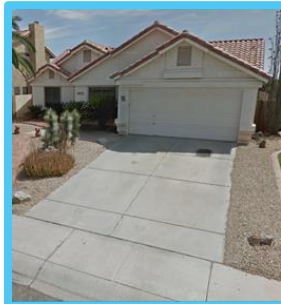
As for lot width, the adjacent subdivisions utilize lot widths of 57' (north), 45' (west), and 60' (south). Brighton's proposed 55' lot width is a natural fit and compatible with the adjacent neighborhoods. Moreover, Ryland plans to maintain lot depths of between 125' and 130', well in excess of SF-7's minimum standard of 100'.

Front Yard Setback

In this small neighborhood of homes, Ryland would like to create a small village feel by reducing the front yard setback from SF-7's requirement of 20' (or 15' in the case of side entry garages) to 10', by installing a detached sidewalk, and by landscaping the 6.5-foot area between the curb and the sidewalk with street trees. Over time, these trees will create a shade canopy over both the street itself and the sidewalks, which in turn create a softer, more intimate environment. Bringing the homes closer to the street helps to create the neo-traditional streetscape that will dramatically increase both the aesthetic of the neighborhood and its walkability.

Additionally, this setback provides Ryland the flexibility to reduce garage dominance by allowing the house itself to be on a plane forward of the garage. Garage-dominant design is prevalent in the streetscapes of many older neighborhoods. This aesthetic occurs when front facing garage doors are positioned forward on the lot while the remainder of the home is recessed. The result is that the garage door becomes the dominant architectural feature of the home.

The photos below are of homes within immediate proximity to the subject site (color coded to aerial). They illustrate how garage dominant design detracts from the architectural appeal of the residential streetscape.



Brighton will reverse this design aesthetic by bringing the home closer to the street and leaving the garage recessed. This change will emphasize the home's architecture and de-emphasize the garage, resulting in an overall improvement of the streetscape of the neighborhood and fulfilling one of the Town's General Plan Policies (Ch. 10; Policy 7.5 "De-emphasize garages on the streetscape").



Plan 209

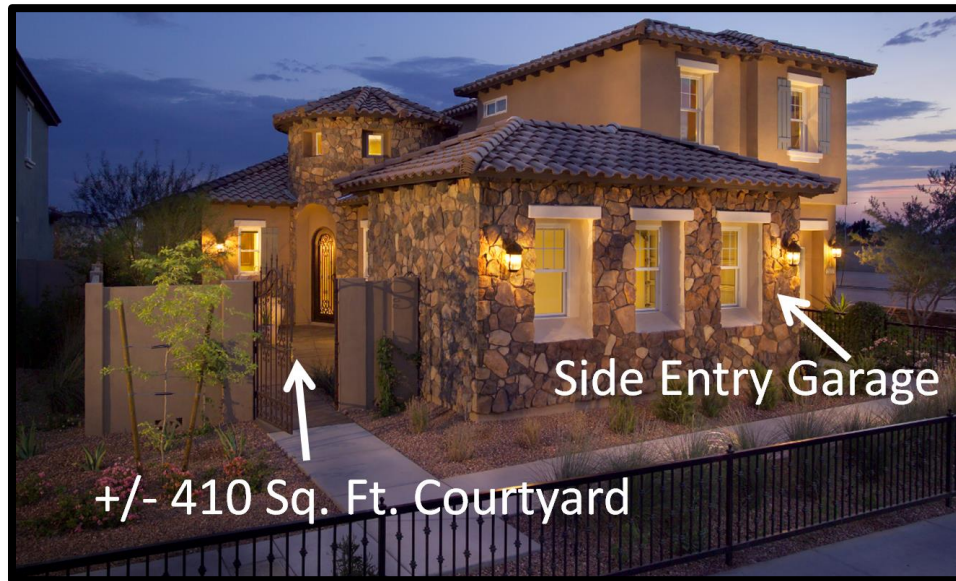


Plan 301.1



Plan 213

Another way to de-emphasize garage appearance is with side-entry garages. Ryland will therefore offer models with this feature, where the side entry garage element is brought forward on the lot. The architecture proposed for these side entry garages makes the street side look like livable space (see example below). Because SF-7 already allows a reduction from 20' to 15' for side entry garages, the request for a 10' setback for side entry garages is a modest request.



Another way Ryland proposes to tie the neighborhood closer together is through the use of front courtyards (see example above). Rather than relying solely on the quiet and secluded nature of rear yard amenities, the amenitized courtyards bring residents out to the front – closer to the pedestrian sidewalks.

The reduced front yards in Brighton will also allow larger rear yards, which are made dramatically more usable with Ryland's wall of glass option that connects the indoor living room to the outdoor rear yard.



SF-7 requires a 20' front setback and a 20' rear setback – a total of 40'. Although these homes in Brighton will have a 10' front setback (with the tree lined off-set sidewalk system), they will increase

the rear setback to 30' for the same total of 40'. In this way, the neo-traditional, tree lined streetscape with off-set sidewalks and house forward designs will create the benefits of knitting the neighborhood together, slowing traffic down, bringing neighbors out to their front yards more and yet also allow larger rear-yard amenitized space.

It is worth noting that on this site there are no concerns regarding continuity of front setbacks between Brighton and the pre-existing homes. As the site plan below illustrates, none of Brighton's front yards will be adjacent to the front yards of pre-existing homes. While the local streets will complete the intended connectability of the larger neighborhood pattern, Brighton will be able to create its own special ambiance.



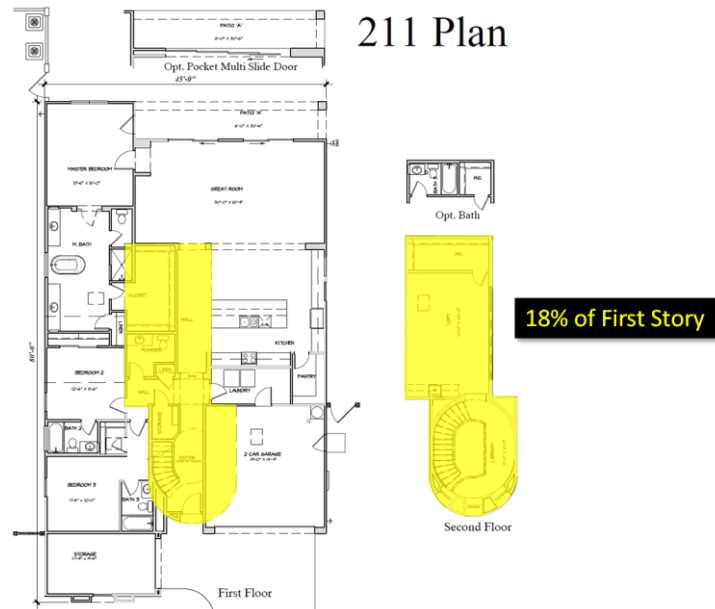
Hybrid Homes

As earlier noted, Brighton will offer 3 hybrid plans, which are unique single story homes with minor second-story livable areas. This PAD includes a request that two of those hybrid plans, Plans 211 and 301.1, be classified as single-story homes for purposes of lot coverage calculations. As will be discussed in more detail below, because of the way the hybrid homes relate to houses outside of the neighborhood, they are appropriately classified as single-story homes.

Plan 211

Although Phoenix considers the 211 Plan to be a one-story home with a mezzanine, Gilbert's previous position has been that any livable space above the first story, no matter how small, makes the entire house two stories. Thus, an accommodation via this PAD is necessary.

Although Gilbert's code interprets this unit as a two-story home, its second story element is only 18.03% of the first story.

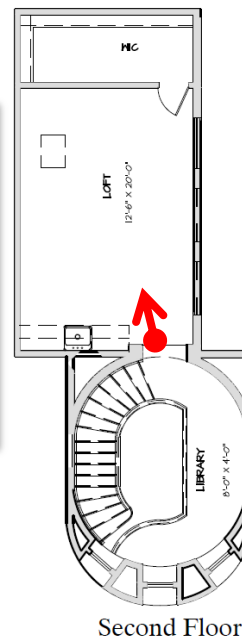
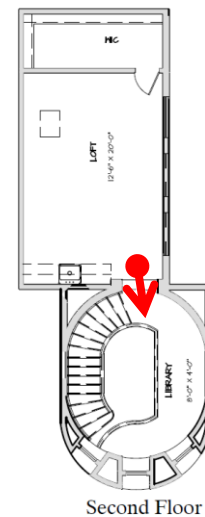


Moreover, the 211 has the appearance of a one-story home (which is illustrated by its positioning next to the true two-story home in the picture below).



The second-story windows above the front door appear to be merely clear story windows for a vaulted entry way. However, they are associated with the small second-story element.

The second-story element does not extend over the entire footprint of the house and contains only a small loft, library, and closet (with the option of converting a portion of the closet to a bathroom – shown in the second photo below).



The windows visible in the photo above are only interior to the house. They overlook the kitchen. There are no exterior windows at this loft level, except those shown in the turret element facing the front of the home.

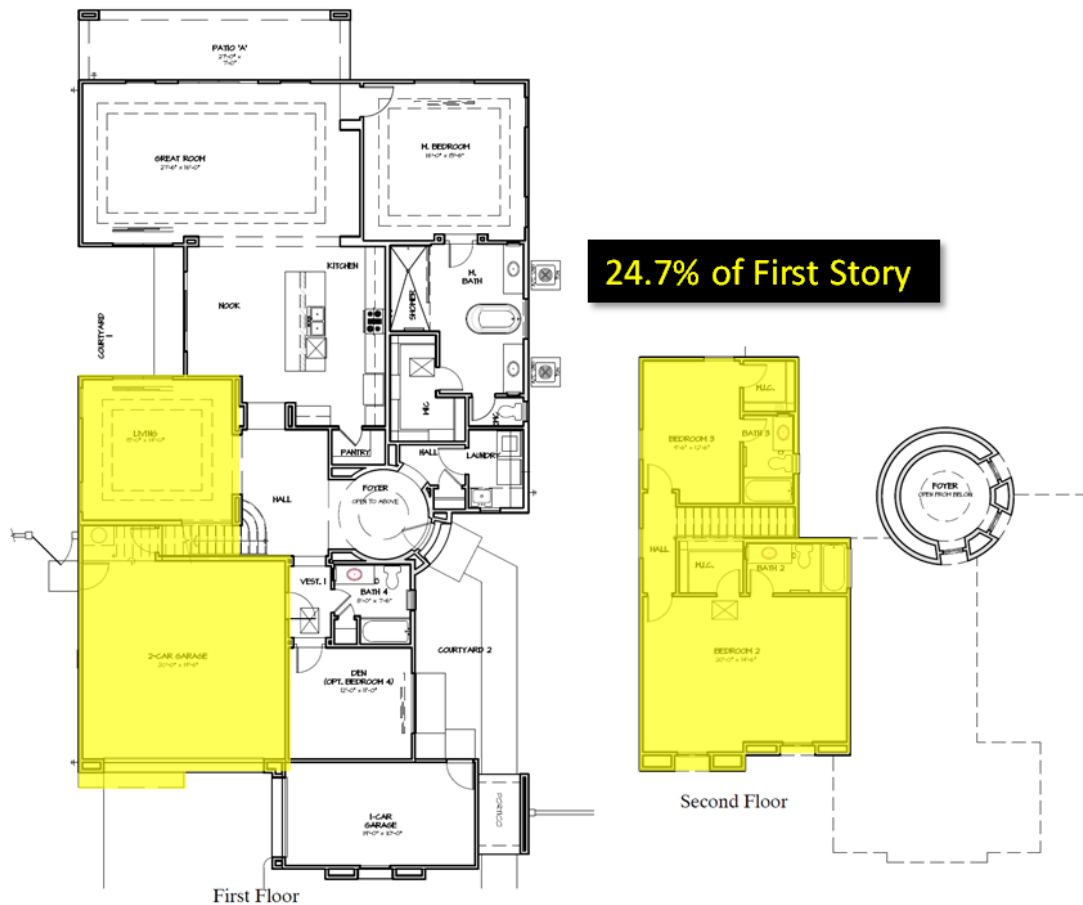
The 211 Plan's loft element is completely (or nearly) invisible from the rear. No existing resident to the rear would be able to see the loft because this small loft space does not extend to the back of the house. It also does not have windows facing to the rear. The photo below shows the rear elevation of the 211 hybrid plan to illustrate this point. This photo also shows a true two-story home off to the right.



Because the second story element of the 211 Plan is so minor, we are asking that as part of our PAD request, this 211 Plan be defined or classified as a single-story home plan for purposes of lot coverage.

Plan 301.1

The 301.1 is similar to the 211. Its second story element is minor, constituting only 24.7% of the first story, and is contained within one corner of the home—neither extending to the rear of the home or across the entire frontage.



When Plan 301.1 is positioned alongside a true two-story home, the contrast in rear appearance makes it clear that this hybrid plan, with its minor second story element, is more appropriately classified as a one-story rather than a two-story home.



This unique design will provide additional housing space to homebuyers and variety to the roofline of the neighborhood all while reducing the overall height of the neighborhood.

The lot coverage standard in SF-7 is 5% lower for two story homes than it is for single story homes. This more restrictive standard prevents a situation in which adjacent two-story homes are packed tightly onto their respective lots and create a monolithic building mass that ends up blocking air and light from the ground up to potentially 30 feet in the air. That concern isn't present with the hybrid 301.1 Plan, which has a second-story element on only one corner of the home.

Moreover, on Brighton's common lot (which is also its smallest at 7,150 sq. ft.), Plan 301.1's largest elevation is only slightly over the 40% (plus 5% for patios) lot coverage standard for two-story homes (at approximately 40.76% without patio and 43.97% with). Thus, this request to treat the 301.1 as a single story for purposes of lot coverage is only a minor deviation from the SF-7 standard.

Based on the foregoing, the development standards table that Ryland proposes for this PAD is as follows:

	SF-7 Standards	Proposed SF-7 PAD Standards
Minimum Lot Area (sq. ft. per d.u.)	7,000	No Deviation
Minimum Lot Dimensions (ft.)		
Width	65'	<u>55'</u>
Depth	100'	No Deviation
Maximum Height (ft.) / Stories	30/2	No Deviation(3)
Minimum Building Setbacks (ft.)		
Front	20' (livable and front entry garages) 15' (side entry garages)	10' (livable and side-entry garages/storage spaces) with 20' for front entry garage(1)
Side	5' & 10'	5' & <u>5'</u> (10' total)
Rear	20'	No Deviation
Maximum Lot Coverage (%)		
One Story	45% (up to 5% more for open air accessory structures, open air attached patios and open air porches)	No Deviation(2)

Two Story	40% (up to 5% more for open air accessory structures, open air attached patios and open air porches)	No Deviation(2)
-----------	---	-----------------

1. There shall be no requirement for staggering the front setback.
2. Plans 211 and 301.1 shall be classified as single story for purposes of lot coverage.
3. Plan 213 shall not be built on lots 5-11 or lot 27.
4. The development standards noted in the above table apply to all lots within Brighton.

Brighton Implements the General Plan

The General Plan Land Use Map designates this area as Residential with a density range of 3.5-5. Since Brighton has a density of 3.47 du/ac (gross) (3.55 du/ac (net)), the zoning request is at the low end of this range and therefore conforms to the General Plan's Land Use Map.

The proposed development plan with this rezoning application ensures a natural fit with the existing established neighborhood and the open space area to the west serves as a buffer from the higher density single family residential to the west.

In addition to the designation found on the Land Use Map, Brighton and its SF-7 PAD zoning will implement the Town's General Plan in many other ways.

- "Promote the development of a broad variety of new housing types" (Ch. 8; Policy 4.1): Brighton would provide an opportunity for residents already living in the area to upgrade to a larger, higher valued homes without having to leave the area and the schools, shopping, employment and churches they like.
- "Maintain a balance of housing types" (Ch. 2; Policy 1.1): The upscale housing proposed in Brighton will assist in balancing the area's opportunities for various levels of residential single family homes to compliment the demographics of the area.
- "Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels" (Ch. 2; Policy 1.3): Again, Brighton will attract those buyers looking for an ungraded housing experience with well-structured and amenitized rear yards that do not necessitate significant outdoor maintenance.
- "Promote infill development" (Ch. 8 Goal 1.0): Since this 12.4 acre remnant parcel is completely surrounded by existing development, the site certainly qualifies as infill.
- "Provide a variety of models with multiple elevations in each new development" (Ch. 10; 7.4): Brighton will feature six home plans with three significantly different elevations for each plan.

- “De-emphasize garages on the streetscape” (Ch. 10; Policy 7.5): The house plans of Brighton each de-emphasize garage doors by bringing forward the livable area of the house and recessing the garage and/or the use of side entry garages.
- “Establish neighborhood identity by developing unique entry features and design themes for each project” (Ch. 10; Policy 7.6). The development plan for Brighton includes upscale design features consistent with adjacent neighborhoods and the home designs are highly articulated.
- “Encourage walkable developments” (Ch. 7; Policy 5.9). “Encourage ‘walkable’ communities” (Ch. 11; Policy 1.2). By incorporating several design elements, including detaching the sidewalk and bringing homes closer to the street, Brighton will create a neo-traditional streetscape, which will create the benefits of knitting the neighborhood together, slowing traffic down, bringing neighbors out to their front yards more and yet also allow larger rear yard amenitized space.
- “Separate sidewalks from curb lines by landscape areas where possible” (Ch. 6; Policy 10.2). Brighton will create a neo-traditional streetscape with a sidewalk that will be detached 6.5 feet, creating a landscape area with trees to line each side of the street.

CONCLUSION

This PAD rezoning request fulfills the Town’s desire for compatible infill development that expands housing opportunities for residents through innovate design. Infill parcels are typically the most problematic parcels to develop, because the challenges of developing a long passed over parcel are substantial. Normally, this results in higher density housing being sought for such parcels, which in turn bring challenges with the new development’s compatibility with the adjacent properties. But in this case, Brighton is being proposed at a comparable density to the adjacent subdivision and with high-quality move-up single-family homes that will make this an exceptional project that utilizes the existing street pattern and completes the mosaic of this area.